

March 2, 2023

Committee of Adjustment
City of Ottawa
101 CentrepoinTE Drive
Nepean, ON
K2G 5K7

**RE: Applications for Consent
3057 Greenland Road
Part of Lot 3, Concession 5
Geographic Township of Torbolton
City of Ottawa
Owner: Kathleen Slevin**

Dear Committee Members,

ZanderPlan Inc. has been retained by the property owner to assist with two Consent Applications for the property located at 3057 Greenland Road, described as Part of Lot 3, Concession 5, in the Geographic Township of Torbolton. The property sits closest to the intersection of Thomas A. Dolan Parkway and Greenland Road, with 190.2 metres of frontage. The lot is located Southwest of the Ottawa River and Northeast of Highway 417 designated Rural Countryside and Natural Heritage System Core Area which falls at the rear of the property. The subject property is zoned Rural Countryside (RU) and located within Area D in the City of Ottawa Zoning By-Law. The lot currently contains an existing privately serviced dwelling in the middle of the property with two accessory buildings located to the rear of the dwelling. Access comes via Greenland Road.

The owner is seeking to sever two parcels of land from the property. Severance #1 measures 16,619sq.m with 50 metres of frontage and contains the two accessory buildings. Severance #2 is vacant land measuring 8,117sq.m with 80.2 metres of road frontage. The retained lot will measure approximately 103,392sq.m with 60 metres of frontage containing the existing dwelling and all the natural heritage features to the rear of the property. An ME2 zone is located to the west of the property. The two severances fall 318 and 297 metres respectively from the ME2 zone.

SITE LOCATION & PROPOSAL

The subject property is located on Greenland Road with a civic address of 3057, described as Part of Lot 3, Concession 5, Geographic Township of Torbolton, falling within the rural part of the City of Ottawa, as shown in Figure 1 below. The lot is approximately 128,128sq.m and currently contains a dwelling setback 119.9 metres from Greenland Road located in the middle of the lot. The depth of the lot is approximately 671.7 metres with the identified non-evaluated wetlands located 50.6m from the closest point to severance 1 which has a proposed depth of 292.4m from Greenland Road. Both proposed severances are outside of the non-evaluated wetlands and regulation limit.

Proposed severance 1 intends to fully encompass the existing accessory buildings with a new residential dwelling planned for the lot. The effect of the proposal will be the creation of a new lot containing accessory uses with no primary use. The owners are planning on building and living in the new dwelling on Severance #1. Options such as a temporary by-law could be considered to maintain the structures until the new primary use is proposed. The owners do not wish to remove the buildings. Proposed severance 2 will provide a new lot for residential development. The retained land will contain the existing dwelling and private services. The existing driveway access will be utilized for severance #1. No easement is proposed. Severance #2 and the retained parcel will propose new residential entrances. Currently, there is an existing field access with a culvert on the far north end of the property's frontage which could provide access for Severance #2.



Figure 1. Subject Property at 3057 Greenland Road

PROVINCIAL POLICY STATEMENT, 2020

The Provincial Policy Statement (PPS) 2020 was issued under Section 3 of the Planning Act and came into effect May 1, 2020, replacing the Provincial Policy Statement issued April 30, 2014. The PPS provides policy direction on matters of Provincial interest relating to land use planning while providing for appropriate development that protects resources of provincial interest, public health and safety and the quality of the natural and built environment.

Section 1.0 speaks to efficient land use and development patterns to support sustainability through the promotion of strong, liveable, healthy and resilient communities. The subject land adheres to this policy as the proposed severances will add two new lots creating an increase in value to the lands and to the community while maintaining compatibility with its surrounding area.

Section 1.1 speaks to managing and directing land use in order to achieve efficient and resilient development. The site is located within a Rural area with the proposed severances offering opportunities for additional lots for potential development within the rural communities. This will aid in housing opportunities while supporting and promoting the sustainability of these smaller rural communities without affecting settlement area boundaries or the surrounding environment.

Section 1.1.4 speaks to the importance of leveraging rural assets and amenities and protecting the environment as a foundation for a sustainable economy. The subject lands currently have an existing dwelling located in the middle of the lot. The two proposed severances will be located on each side of the existing dwelling leaving the retained lands with 60 metres of frontage in between the two severances consistent with surrounding rural lots. The proposed severances will utilize a total of 24,736sq.m of that land for future dwellings, leaving the remaining 103,392sq.m with the existing dwelling while retaining and preserving the natural heritage core area as the severances are located outside of these lands. The size of the proposed severances adheres to the provisions of the Rural Countryside zone and will not affect the rural character.

Section 1.2.6 speaks to Land Use Compatibility, noting that “Major facilities and sensitive land uses shall be planned and developed to avoid, or if avoidance is not possible, minimize and mitigate any potential adverse effects”. The proposed severances and future development of the lots does not meet the definition of a major facility as defined the Provincial Policy Statement and there are not any adverse effects expected from contaminant discharges, noise,

odour, or other public health risks from creation of the two lots for future dwelling purposes. Further, the subject property is not located in proximity to any major facilities that would result in a conflict with the proposed development.

Section 1.6 speaks to infrastructure and public service facilities with policies for sewage, water and stormwater found under **Section 1.6.6**. *“Where municipal sewage services and municipal water services or private communal sewage services and private communal water services are not available, planned or feasible, individual on-site sewage services and individual on-site water services may be used provided that site conditions are suitable for the long-term provision of such services with no negative impacts.”* The severances have been designed to provide adequate area for new private individual wells and septic systems. The existing dwelling on the retained lands will maintain the current on-site well and septic system. There are no municipal services or private communal services in this rural part of the City.

Section 2.1 of the PPS speaks to Natural Heritage. The subject site is in a rural residential area with identified natural heritage features at the rear of the subject property. The proposed severances will be located outside of all natural heritage features and areas to protect them for the long term (2.1.1), conserve their biodiversity and maintain linkages between other natural features in the area (2.1.2). No development or site alteration will occur within significant features like wetlands or woodlands.

Section 2.2 speaks to Water. Available natural heritage mapping shows a watercourse to the south of the proposed severance. Severance #1 will fall well over 100 metres from the watercourse directing development away from the feature.

Section 2.3 speaks to Agriculture, with no identified agricultural resources identified on or surrounding the subject property.

Section 2.4 speaks to Minerals and Petroleum, with no identified resources found on the subject property.

Section 2.5 speaks to Mineral Aggregate Resources, where no identified resources are found on or within 150 metres of the subject property. An ME2 zone is located to the west of the subject property falling 318 metres and 297 metres respectively from Severances #1 and #2.

Section 2.6 speaks to Cultural Heritage and Archaeology, given that the existing lot is somewhat developed it is unlikely to contain resources of archaeological or cultural significance.

Section 3.0 of the PPS speaks to Protecting Public Health and Safety with policies related to natural and man-made hazards. The subject site contains natural hazards in the form of sloped areas seen on the Southwest side of the existing where it falls towards the non-evaluated wetlands and watercourse. Any future development shall be directed to areas outside of sloped lands. The site is partially developed with no known man-made hazards present. There have been no documented sources of contamination on the property.

Overall, the proposed development is consistent with the 2020 Provincial Policy Statement.

CITY OF OTTAWA OFFICIAL PLAN, 2022

The Official Plan sets forth broad policies that will help govern growth and change in Ottawa, as well as specific policies dependent upon land use designations. Schedule B9 of the Official Plan identifies the land designation for the subject property as Rural Countryside with a Natural Heritage System Core Area as seen on Schedule C11-B.

Section 4.8.1 of the Plan speaks to the Natural Heritage System and features within it subject to a higher standard of protection as identified on schedule C11-B, and recognizes the following as part of the natural heritage features within the overlay as:

- a) Significant wetlands;
- b) Habitat for endangered and threatened species;
- c) Significant woodlands;
- d) Significant valleylands
- e) Significant wildlife habitat;
- f) Areas of Natural and Scientific Interest;
- g) Urban Natural Features;
- h) Natural Environment Areas;
- i) Natural linkage features and corridors;
- j) Groundwater features;
- k) Surface water features, including fish habitat; and
- l) Landform features.

The intent of the Natural Heritage System is to protect the natural features identified on the subject property and to limit development which could impact these features. The City strives to take a no net loss approach with respect to evaluated wetlands. Although the wetlands

identified on the lot are non-evaluated wetlands, the system core area identified on Schedule C11 indicates the need to protect and preserve these areas in order to improve the long-term integrity and connectivity of the system. The proposed severances are situated outside of these areas for this purpose, with the intention of any future development to be outside of these areas with adequate setbacks to continue preservation and connectivity.

Section 9.2 speaks to the Rural Countryside designation with the general intent to create opportunities and accommodate a variety of land uses appropriate for the rural location, predominately protecting the character of the rural countryside. The proposed severances would help create a more diverse range of uses by adding in additional residential opportunities within the rural countryside while maintaining the rural character.

Section 9.2.2 lists the uses permitted within the rural countryside that the City feels will help strengthen the rural economy as:

- a) Forestry, conservation and natural resource management activities;
- b) Agriculture, agriculture-related and on-farm diversified uses;
- c) Residential uses according to the policies of this plan;
- d) Animal services boarding, breeding and training and equestrian establishments;
- e) Bed and breakfasts;
- f) Utility Installations;
- g) Cemeteries; and
- h) Sand and gravel pits.

The purpose of the proposed severances is intended to create two severed lots for residential purposes, a permitted use within the City of Ottawa's Official Plan.

Section 9.2.3 sets forth additional policies to limit the fragmentation of rural lands and to ensure the preservation of health by limiting lot creation to only two lots with a minimum lot size of 0.8 hectares from any lot in existence on May 14, 2003, and allowing a minimum of 10 hectares on the retained lot. The proposed lot sizes are above the minimum requirements of 0.8, and the retained parcel is comprised of a total of 10.34 hectares. Each lot will maintain adequate frontage onto a Greenland Road, a public road and will ensure setbacks are in place as to not disrupt any natural features or resources identified on the lot.

The proposed severances comply with and are supported by the policies found within the City of Ottawa New Official Plan.

CITY OF OTTAWA ZONING BY-LAW, 2008-250

The Zoning By-Law sets forth specific policies that will help govern growth and change in Ottawa dependent upon specific land designations.

Part 2 of the Zoning By-law speaks to General Provisions that are applied to all land designations in the City of Ottawa. Section 56 of the Zoning By-Law speaks to adequate urban, suburban and rural services to ensure that any expansion or intensification of land can accommodate the required services. The two proposed severances are outside of the municipal service area of Ottawa, and therefore will require private individual well and waste water services which are compatible with the proposed parcel size.

Section 62 speaks to Minimum Distance Separation. Due to the proximity of the subject site falling within a rural area with the potential for surrounding livestock facilities, setbacks to nearby livestock facilities must be considered. An equestrian establishment has been identified at 2977 Greenland Road approximately 470 metres to the South East. The owners of the facility recently applied for their own severances and completed the required MDS calculation to support the new lots. The Owner has provided ZanderPlan Inc. with their MDS calculation which will be submitted with the applications.

Part 5 speaks to Rural Countryside Zones. The purpose of the zone is “to accommodate agricultural, forestry, country residential lots created by severance and other land uses characteristic of Ottawa’s countryside, in areas designated as General Rural Area, Rural Natural Features and Greenbelt Rural in the Official Plan. To recognize and permit this range of rural based land uses which often have large lot or distance separation requirements and to regulate various types of development in manners that ensure compatibility”. The proposed severances will not cause any conflict with the intent of the By-law and the proposed severed and retained lots will comply with the provisions set forth in the Rural Countryside Zone.

Section 227 outlines the permitted uses within the Rural Countryside zone. The proposed severances comply with the permitted uses. Proposed severance 1 intends to maintain the accessory buildings with potential to build a new residential detached dwelling on the lot. Specific provisions of such will apply which can be seen in Section 127 and 128 of the City of Ottawa’s Zoning By-Law.

The proposed severances and retained lots comply with the Rural Countryside Zoning provisions set forth within the City of Ottawa Zoning By-Law.

SUMMARY

The applicant is seeking 2 severances from the property known as 3057 Greenland Road for the purpose of future residential dwellings. The retained lands will maintain 60 metres of frontage on Greenland Road with a total lot size of 107,535sq.m, conserving the identified Natural Heritage System Core Area located at the rear of the lot. The proposed severances are consistent with the policies in the 2020 Provincial Policy Statement, meet the intent of the policies in the City of Ottawa's Official Plan, and will comply with the Zoning By-Law requirements of the Rural Countryside (RU) zone for the intended uses of the new lots.

Should you require any additional information please do not hesitate to contact the undersigned.

Sincerely,



Tracy Zander, M.Pl, MCIP, RPP